

Exhibit B - Resolution No. 4424

RESOLUTION NO. 4424

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, FINDING THE EXISTENCE OF A SLUM AREA IN THE CITY OF SCOTTSDALE, AND DECLARING THE NECESSITY FOR REDEVELOPMENT OF SUCH AREA.

WHEREAS, title 36 of the Arizona Revised Statutes provides for slum clearance and redevelopment of areas within municipalities; and

WHEREAS, such statutes require that certain findings be made by the governing body of a municipality prior to the exercise of the powers granted thereby; and

WHEREAS, more than 86-percent of all structures which exist within the boundaries of the map in Exhibit A are substandard by reason of building deterioration, poor general site appearance, the presence of an attractive nuisance, or the existence of conditions that endanger life or property; and

WHEREAS, more than 52 percent of all structures which exist within the boundaries of the map in Exhibit A are old or obsolete and are thereby a threat to the stability and vitality of the surrounding area; and

WHEREAS, the number of zoning violations per acre for the calendar year 1994 within the boundaries of the map in Exhibit A was approximately .83 in 1994, which greatly exceeds the approximate .395 zoning violations per acre for the most densely populated and established part of the City, generally south of the Bell Road Alignment; and

WHEREAS, the number of police departmental reports against persons or property from January 1, 1994 to July 1, 1995 within the boundaries of the map in Exhibit A was approximately 5.1 per acre, which greatly exceeds the .77 reports per acre for the most densely populated and established part of the city, generally south of the Bell Road Alignment; and

WHEREAS, the area indicates a diversity of property ownership with 406 parcels under 219 separate ownerships, a ratio of less than 2:1, and

WHEREAS, such factors or combinations thereof are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime and are detrimental to the public health, safety, morals or welfare.

NOW, THEREFORE, let it be resolved by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

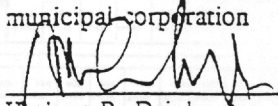
Section 1. That a slum area is hereby found to exist within the corporate limits of the City of Scottsdale which constitutes a serious and growing menace, and is injurious to the public health, safety, morals and welfare of the residents of the City of Scottsdale. Such area is delineated on the map in Exhibit A, attached hereto and made a part hereof by reference.

Section 2. The redevelopment of such area is necessary to preserve the public health, safety, morals or welfare of the residents of the City of Scottsdale.

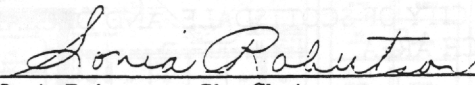
PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this day this 14th day of December, on 1995.

CITY OF SCOTTSDALE, an Arizona
municipal corporation

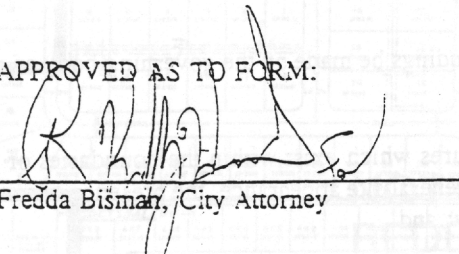
By:


Herbert R. Drinkwater, Mayor

ATTEST:


Sonia Robertson, City Clerk

APPROVED AS TO FORM:


Fredda Bisman, City Attorney

LOS ARCOS AREA

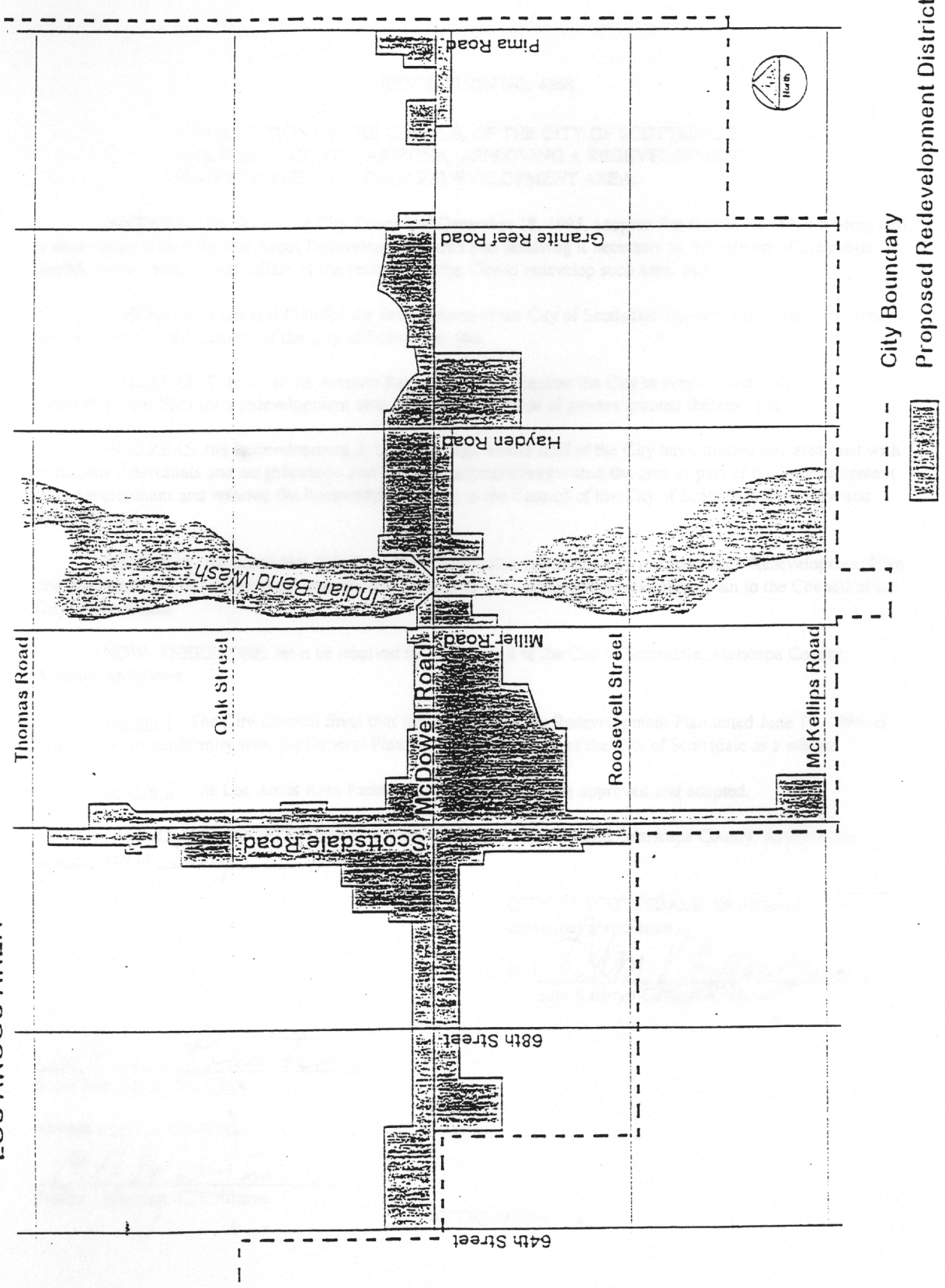


EXHIBIT A